

VILLAGE OF BARRINGTON  
PLAN COMMISSION

June 27, 2006  
7:00 p.m.

PRESENT:

MS. ANNA BUSH, Chairperson

MR. JOHN PATSEY, Commissioner

MR. DAN HOGAN, Commissioner

MS. RUTH ALDERMAN SCHLOSSBERG, Commissioner

MR. HARRY BURROUGHS, Commissioner

MR. RICHARD EHRLE, Commissioner

MR. ED McCAULEY, Commissioner

MR. PAUL EVANS, Assistant Director of Planning

o0o

LAKE-COOK REPORTING  
(847) 415-2553

1 CHAIRPERSON BUSH: I'll call the Plan  
2 Commission of the Village of Barrington to order for the  
3 meeting this June 27, 2006. Could we take attendance,  
4 please.

5 MR. EVANS: Commissioner Burroughs?

6 COMMISSIONER BURROUGHS: Here.

7 MR. EVANS: Commissioner Ehrle?

8 COMMISSIONER EHRLE: Here.

9 MR. EVANS: Commissioner McCauley?

10 COMMISSIONER McCAULEY: Here.

11 MR. EVANS: Commissioner Patsey?

12 COMMISSIONER PATSEY: Here.

13 MR. EVANS: Commissioner Hogan?

14 COMMISSIONER HOGAN: Here.

15 MR. EVANS: Commissioner Schlossberg?

16 COMMISSIONER SCHLOSSBERG: Here.

17 MR. EVANS: Chairperson Bush?

18 CHAIRPERSON BUSH: Here.

19 Thank you. We have a full house. Thank  
20 you all for coming on such a warm and nice evening.

21 Tonight we have before us as new business PC 06-04 GE  
22 Healthcare, and this was continued from the June 13th  
23 meeting date, and before we start tonight I would like  
24 to tell everyone what the order of presentation is going

1 to be. We are going to hear from the Petitioner first.  
2 We will ask questions of the Petitioner. We will then  
3 have the Staff report, and we may be asking questions of  
4 the Staff as well. The Petitioner will then get an  
5 opportunity to address the Staff's issues, and then  
6 we'll have residents' questions and comments, and then  
7 we'll give the Petitioner and the Staff an opportunity  
8 to respond to the residents, so before we start doing  
9 all of that I need to ask who is going to be talking to  
10 us tonight? That would be residents or Petitioner.  
11 Show of hands so I know. Okay.

12 Residents, even if you're not sure you  
13 want to speak, but you think you might, I would only  
14 like to do one round of swear-ins, so if you could all  
15 stand and raise your right hands, that would be great if  
16 you think you would want to address us and of course the  
17 Petitioner.

18 (Witnesses sworn)

19 CHAIRPERSON BUSH: Thank you. And,  
20 Petitioners, we need your name and business address when  
21 you come to talk to us, as well as the residents we will  
22 need the same information, so who is going to present on  
23 behalf of the Petitioner? Step up and sign in, please.

24 MR. CHAPMAN: Good evening. My name is John  
LAKE-COOK REPORTING  
(847) 415-2553

1 Chapman. I'm an architect with Eppstein Uhen Architects  
2 located in Milwaukee, Wisconsin, and I'm here on behalf  
3 of GE Healthcare presenting a project that we are doing  
4 here in Barrington. What I would like to do is give a  
5 brief overview of the project and then talk specifically  
6 about some of the site-related issues and then  
7 building-related issues.

8                   In terms of an overview of the project,  
9 this project is really a number of small projects, most  
10 of which are interior remodeling projects which involved  
11 redoing restrooms, recreating board rooms, sort of  
12 internal remodeling, creating a customer showcase where  
13 GE Healthcare can then invite customers from around the  
14 world to come and learn more about their products and  
15 services, so that's part of the project. Some of it  
16 will involve relocating staff and things like that.

17                   In terms of the building itself and the  
18 modifications we are making, we are adding about 3,000  
19 square foot to the facility, and the facility right now  
20 is about a 200,000 square foot facility, so that will  
21 give you sort of the scope and feel of how much impact  
22 we are making to the physical building externally.

23                   If we look at the site plan that I  
24 believe you've all had a chance to look at, there are

1 basically four areas that we are modifying in terms of  
2 this site, and one of the first that we would like to  
3 talk to is the parking lot itself, and we are making  
4 three modifications to the parking. One is the addition  
5 of a visitor lot. We are doubling the size of the  
6 visitor lot at the front entry, and the main reason for  
7 that is there will be more visitors visiting the site,  
8 and with the addition of enlarging the main lobby of the  
9 building we feel it makes some sense to increase the  
10 visitor lot as well.

11                   The second modification will be to the  
12 north area of the site where we are creating a new  
13 entry/exit. Where the existing one is in this location,  
14 we are moving it to the east, and the main reason for  
15 doing that is safety concerns that we have an in and out  
16 situation sort of at the bend of a corner, and there  
17 have been some issues with that, so our feeling is that  
18 moving it to the east will create a safer condition. It  
19 will also allow for better traffic in terms of truck  
20 traffic to a dock area that's going to be expanded at  
21 the back of the site as well.

22                   The third area that we are modifying in  
23 terms of the site is we are eliminating 25 feet of  
24 pavement along the eastern edge of the whole site and

1 taking that pavement away and then adding landscaping as  
2 a buffer to the residential area to the east.

3                   We are not making significant  
4 modifications to the lighting in the parking lot. We  
5 won't be relocating any of the pole locations. We will  
6 be modifying the poles to the far east in terms of the  
7 head, the nature of it, so that it will meet the  
8 criteria set by the Village in terms of light standards  
9 and light requirements.

10                   Another modification we are making to  
11 the site is that because of the pavement added in this  
12 area we will be revising the stormwater management in  
13 that area, and I believe you have information on that.

14                   We will be modifying the sign for the  
15 building, and we can talk about that when we get to the  
16 lobby because it sort of ties into that, and then  
17 finally we will be modifying landscaping. Obviously you  
18 can see we are increasing the landscaping around the new  
19 visitor lot. We have some more detailed landscaping  
20 concepts in terms of the front yard, in terms of how it  
21 incorporates into the new main entry, and then as I  
22 mentioned before we are increasing the landscaping  
23 buffer dramatically to the east side of the site.

24                   In terms of the building there are  
LAKE-COOK REPORTING  
(847) 415-2553

1 really two areas that we're modifying. One is at the  
2 rear of the building, and we are modifying the dock area  
3 so that now what currently exists is basically a three  
4 dock. Area situation, one for a come pack tore and 2  
5 for loading docks, and we are basically doubling that  
6 for 2 areas of come pack tore and 4 for loading docks,  
7 and if you're familiar with the building or the site,  
8 there is currently a rather long masonry wall that  
9 shields the loading dock area from the east and from the  
10 residential area, and what we're going to do is take  
11 down that wall, add the docks to the east, and then  
12 recreate the buffer or the wall that exists so really  
13 there shouldn't be a significant change in how that  
14 impacts visually to any of the surrounding  
15 neighborhoods.

16                   The other area that we're modifying is  
17 the front door, and we're doing that for a couple of  
18 reasons. One is that the size of the facility and the  
19 number of the people that work here we feel that the  
20 current lobby is just somewhat inadequate in its size  
21 and its sort of first impact or first visual impact to  
22 customers and clients who will be more frequently  
23 visiting this facility, and then we also want to give it  
24 more of maybe an updated high tech image, so again if

1 you're familiar with the current facility, right now the  
2 main entry is to the west of the stair tower that's sort  
3 of the main focal point, and it's sort of a dark area,  
4 and you have to walk quite a ways, so what our plans  
5 entail is basically taking the skin that exists around  
6 the stair tower away and creating a two-story new  
7 element out in front that will be sort of a focal point.  
8 People will hopefully know where the front door is to  
9 the facility; give it a high tech sort of modern look  
10 that relates again to what's happening inside in terms  
11 of the business goals; and then increase the size of the  
12 lobby for waiting for visitors, for security; also  
13 create a small conference area so vendors or visitors  
14 that come in don't necessarily need to get into the rest  
15 of the facility. They can be contained in that area, so  
16 with that we are also then trying to incorporate the  
17 landscape much better to relate to the building, so we  
18 have these plants that are linearly lined up with the  
19 main building. There is a low wall that we will talk  
20 about that begins here that incorporates the sign  
21 element, but again we are sort of having an extension of  
22 the existing courtyard that exists and the plant types  
23 that exist in that courtyard sort of reading through  
24 vertically in this area with plantings and then across



1 in this area.

2                   You can see the renderings illustrating  
3 the facade. Again, it will be sort of a clean, modern  
4 look, and we do have some shots of the interior also if  
5 you're curious.

6                   In terms of the sign, what we're looking  
7 at is creating a low wall with a signage element that  
8 meets the Village's requirements, and then by doing this  
9 our feeling is that the sign being perpendicular to the  
10 road will again be a little more visible than how it is  
11 currently situated being sort of parallel to the road,  
12 and that will be a masonry wall with sort of a metal  
13 sign that will be lit as well, and then I think in terms  
14 of the entry look inside, again, it's meant to sort of  
15 be a modern expression, a lot of connection to the  
16 outside as well as to the internal courtyard. We'll  
17 have some natural materials with the woods and things,  
18 but there will be a strong connection to the exterior as  
19 well as more welcoming. The stair will now be exposed  
20 so you can see people sort of coming and going from the  
21 second floor and sort of a main center or main central  
22 hub at the front door rather than what's currently  
23 there.

24                   I think that is a basic overview of the  
LAKE-COOK REPORTING  
(847) 415-2553

1 project. If anyone has any comments. I can't remember  
2 what's next, comments, or questions, or --

3 CHAIRPERSON BUSH: Does anybody have any  
4 questions?

5 COMMISSIONER HOGAN: How many people are  
6 presently employed on the site?

7 MR. MATHEWSON: From what I understand it's  
8 about 750 right now.

9 CHAIRPERSON BUSH: You have to come up and  
10 give us -- it's broadcast, so you have to give us your  
11 name and address.

12 MR. MATHEWSON: My name is Jeff Mathewson. I  
13 live in Milwaukee, and I work for GE Healthcare.

14 From what I understand there's about 750  
15 there right now. The capacity of the building at its  
16 peak will be about 850. As a reference point, the  
17 previous occupant of the building, GE Capital, had  
18 approximately 1250 people in there at one time, so we  
19 will never be near that total population.

20 CHAIRPERSON BUSH: Thank you. Any other  
21 questions for the Petitioner?

22 COMMISSIONER BURROUGHS: In your new parking  
23 and stuff you have made changes to spacing sizes and  
24 layouts and stuff. Can you just explain that.

1 MR. CHAPMAN: Do you want to talk to that, or  
2 do you want me to?

3 MR. KUCHA: I'm Peter Kucha with Eppstein  
4 Uhen Architects, and I'm from Milwaukee, Wisconsin as  
5 well.

6 What we essentially did is change the  
7 striping from what was primarily 8 foot, 6 wide stalls  
8 to 9 foot wide stalls given the size of vehicles these  
9 days and the clearances and the fact that we have ample  
10 capacity to do that. That was one of the primary  
11 changes in terms of parking, current parking changes.  
12 The circulations remain the same essentially aside from  
13 the change to that north entry drive that John had  
14 alluded to earlier.

15 CHAIRPERSON BUSH: How many spaces on the  
16 site?

17 MR. KUCHA: Proposed spaces, 1,058.

18 CHAIRPERSON BUSH: Okay.

19 COMMISSIONER BURROUGHS: You said you made  
20 some changes due to the increased size of the truck  
21 dock. Was that going to be -- obviously you're getting  
22 more spaces because you're going to have more truck  
23 traffic and that stuff coming in than the other tenant  
24 did. Do you have any idea what those kind of numbers

1 and things are? We don't have a traffic study or  
2 anything here to reflect any kind of changes in ins and  
3 outs, but you obviously increased your loading dock.  
4 You must be expecting more trucks coming in.

5 MR. KUCHA: Jeff, you may want to allude to  
6 this as well.

7 MR. MATHEWSON: There will be more truck  
8 traffic. We have an operation in there, it's not purely  
9 manufacturing, but what we develop is software for the  
10 medical industry, and what we do is we bring in small  
11 CPUs, different sizes, and we load our software on it,  
12 and we ship it to healthcare facilities around the  
13 world. What that means is there will be more truck  
14 traffic than the last one, because that was purely an  
15 office operation before. If I remember right, you will  
16 probably see about 20 trucks a day of varying sizes  
17 anywhere from full-size semis to just small delivery  
18 trucks, and toward the end of the quarter that may go up  
19 to 30 or even a little more because that's when the big  
20 push is for the profit and loss statements, so they will  
21 be coming in Western Avenue and coming around the back  
22 side.

23 COMMISSIONER BURROUGHS: Has this been  
24 discussed with the Village people who would have  
LAKE-COOK REPORTING  
(847) 415-2553

1 comments on it, the possible need to upgrade the street,  
2 or anything like that for the additional traffic? Is it  
3 meant to handle that kind of truck traffic and all that  
4 kind of stuff?

5 MR. MATHEWSON: We did, and it will be  
6 improved, yes.

7 COMMISSIONER SCHLOSSBERG: I missed the last  
8 sentence. It will be approved or improved?

9 MR. MATHEWSON: It will be improved.

10 COMMISSIONER SCHLOSSBERG: The actual road  
11 surface?

12 MR. KUCHA: That's actually a driveway  
13 surface that serves Recon Optical, and improvements will  
14 be made to that driveway as far as pavement width and  
15 lane counts.

16 COMMISSIONER SCHLOSSBERG: Thank you.

17 COMMISSIONER EHRLE: On the east side of the  
18 property you talked about a screening. You are going to  
19 eliminate a 25 foot wide pavement. How would you  
20 describe the screening for the residential area? What  
21 percentage screening is it? I'm not an expert, but can  
22 you describe how you expect the screening to be on the  
23 residential side?

24 MR. CHAPMAN: The screening will be done  
LAKE-COOK REPORTING  
(847) 415-2553

1 through different plant materials, bushes, trees, things  
2 like that, the majority of which will be evergreens or  
3 firs, or things like that. In some of the neighborhood  
4 meetings we've had with the neighbors I think we've  
5 talked about working with them to make sure that we get  
6 sort of a final blessing in terms of where the actual  
7 trees go, but the concept is to have really a physical  
8 barrier, so to speak, visually between the eastern  
9 properties and the parking lot in particular. Does that  
10 answer your question?

11 COMMISSIONER EHRLE: Yes. I think I know  
12 where you want to go. I just don't know if you have 10  
13 feet between each thing, you know, screening --

14 MR. KUCHA: No, it's much denser than that.

15 CHAIRPERSON BUSH: If I could ask, how many  
16 meetings did you have with the neighbors?

17 MR. CHAPMAN: We had two meetings with the  
18 neighbors. We had one meeting with the what I would say  
19 the neighbors we were required to meet with by the  
20 distance away from the property, and then we had an  
21 additional meeting with the larger neighborhood.

22 CHAIRPERSON BUSH: RAHA?

23 MR. CHAPMAN: Yes, with that group.

24 COMMISSIONER BURROUGHS: In the comments in  
LAKE-COOK REPORTING  
(847) 415-2553

1 our notes it says that your landscaping and screening  
2 there will be 100 percent, yet when I look at what I'm  
3 seeing there I see big gaps and stuff obviously. Do you  
4 have something a little more detailed to show us what it  
5 is going to be?

6 MR. KUCHA: There is a landscape plan  
7 included in the package that is a more accurate  
8 reflection.

9 MR. CHAPMAN: It's more dense than what is  
10 illustrated here.

11 COMMISSIONER BURROUGHS: I see that, and it  
12 didn't look like the landscape plan, and I didn't know  
13 if that's what it meant or not.

14 COMMISSIONER EHRLE: You have set aside ten  
15 parking spaces for Sunrise, which we really appreciate.  
16 I have one question. We talked about this in the prior  
17 meeting, the ability to walk to those spaces. Is there  
18 going to be some kind of -- this could be Sunrise's  
19 responsibility, but is there some ability to put a  
20 walkway or sidewalk to get to those spaces?

21 MR. KUCHA: There is that ability, and it's  
22 just a matter of resolving where that sidewalk goes, how  
23 it's connected into the GE property.

24 CHAIRPERSON BUSH: The activity to that  
LAKE-COOK REPORTING  
(847) 415-2553

1 parking lot was an important factor when we reviewed  
2 their plan, so since you are doing obviously a campus  
3 renovation we would want to make sure that's connected,  
4 and you are committed to doing that? You are nodding  
5 your head yes?

6 MR. KUCHA: Yes. The answer is yes.

7 CHAIRPERSON BUSH: Sorry. I'm a lawyer. The  
8 court reporter can't record the nod, and she's taking  
9 our minutes.

10 Anybody else have any questions for the  
11 Petitioner, otherwise we would be happy to hear from the  
12 Staff?

13 COMMISSIONER PATSEY: Is the screen 100  
14 percent along the north side?

15 MR. KUCHA: On the north side there's a lot  
16 of existing brush I'll call it and trees and vegetation,  
17 and the intent was not to add anything there because it  
18 is so densely vegetated right now.

19 COMMISSIONER PATSEY: And not take anything  
20 away?

21 MR. KUCHA: Correct, and not take anything  
22 away.

23 CHAIRPERSON BUSH: Thank you. If you want to  
24 have a seat, we will hear from Staff. Paul?



1 MR. EVANS: For the record I would like to  
2 point out that they did provide us with green cards.

3 The location of this project is at the  
4 northeast corner of Western Avenue and Northwest  
5 Highway. The Petitioner is GE Healthcare, and they are  
6 relocating several of their businesses to this facility  
7 and are seeking a special use/planned development to  
8 complete the improvements that the Petitioner  
9 highlighted.

10 The development will require exceptions  
11 for minimum parking setbacks, transitional yard  
12 requirements, accessory structures, off-street parking  
13 and landscaping. A number of these are more of an  
14 existing condition. Obviously the plan is -- the  
15 development is consistent with the comprehensive plan  
16 and provided that they provide a hundred percent  
17 landscape buffer that is compatible with the surrounding  
18 residential land uses.

19 The existing building was actually  
20 constructed in 1961, and at that time it was called  
21 Chicago Aerial Industries. It was expanded in 1997 to a  
22 209,000 square foot building, and it contains currently  
23 about 1242 parking spaces. They are proposing to  
24 construct a 4,400 square foot addition to the subject

1 property, and they will actually be reducing the overall  
2 number of parking spaces on the site by 184 parking  
3 spaces, which reduces it to about 1,058 parking spaces  
4 on the site. The current number of parking spaces for  
5 the facility exceeds the number required by the zoning  
6 ordinance, but the excess spaces are needed to meet the  
7 expected workforce level for GE Healthcare.

8 I want to go over the exceptions that  
9 they are requesting. The first, minimum parking  
10 setback, the ordinance required for parking setback  
11 along the west and the north ends of the property. An  
12 exception of 23 feet along the west property line or  
13 near Western Avenue is required because the parking is  
14 set back only 7 feet from the west property line.  
15 Previously that was one of the changes that we had  
16 occurred that we thought it was in the right-of-way, but  
17 we have Thirteenth Avenue is a plat that -- vacation  
18 that had occurred, and we need to record that plat, but  
19 that was something that was in the file. The existing  
20 north parking lot is set back only 3 feet from the north  
21 property line. It's requirement is 15 feet, so it will  
22 need an exception of 12 feet. Staff supports both of  
23 these exceptions because Western Avenue primarily serves  
24 the two properties under common ownership, and this is

1 an existing condition. The transitional yard  
2 requirement. The zoning ordinance requires a 50 foot  
3 landscape transitional yard when an M-1 district is  
4 adjacent to a residential district. The Petitioner is  
5 proposing to increase the existing transitional yard  
6 from 18 feet to 40 feet resulting in an exception --  
7 resulting in 10 feet. Provided the Petitioner maintains  
8 a 100 percent landscape screen along these residential  
9 districts, staff is supportive of this exception because  
10 it improves the existing buffer landscaping and drainage  
11 system considerably.

12                   The accessory buildings, structures and  
13 uses exception, that deals with their light poles that  
14 they currently have on the property of 20 feet high --  
15 excuse me. The zoning ordinance allows only 20 feet  
16 high parking light standards, and the existing light  
17 poles are 25 feet high. Staff is supportive of using  
18 these existing light standards provided that they meet  
19 the photometric standards for the -- because the poles  
20 already exist, and the Village's lighting standards will  
21 be met, so they are actually planning on changing the  
22 wattage of the bulbs to meet the requirement, but able  
23 to use the existing poles. In addition to this, the  
24 landscape screening that will be provided along the east

1 end we think will help that situation.

2                   For the off-street parking this is mainly  
3 a cleanup dealing with the existing site that there are  
4 some aisles that are less than 24 feet, and we are  
5 supporting the exception down to 21 feet as an existing  
6 condition and obviously providing that the new visitor  
7 parking spaces meet code, everything that will be built  
8 new will meet existing code. In addition to that the  
9 zoning ordinance requires also that spaces adjacent to  
10 curbs or landscape islands should be a foot larger, so  
11 most of those are only 9 feet instead of 10 feet which  
12 would be required by code. Again, that is an existing  
13 condition. Anything new built would be according to the  
14 code.

15                   Lastly, the landscaping on the site, the  
16 Petitioner is not proposing any additional landscape  
17 islands in the existing parking lot, but is actually  
18 reducing the number of parking spaces and has reduced  
19 the amount of paved surface in the existing parking lot  
20 by eliminating 184 parking spaces from the current  
21 parking total. Provided that they plant at least two  
22 trees in all the existing landscape islands, staff is  
23 supportive of this exception as long as they maintain a  
24 100 percent landscape screen and they will screen the

1 existing parking lot and the new visitor parking lot  
2 will meet code.

3           Also with that is also a perimeter  
4 landscaping, and that's just the existing areas on the  
5 west and the north are an existing condition, and staff  
6 is supportive of those conditions because it only  
7 affects private property, GE and Recon.

8           As far as the conditions, there's a  
9 couple things I wanted to point out with the conditions,  
10 primarily Nos. 1 and 2. Staff is asking to maintain a  
11 100 percent landscape screen along the  
12 residentially-zoned district which right now we are  
13 saying the eastern property line, but as pointed out by  
14 Commissioner Burroughs or Commissioner Ehrle, that  
15 provided if the north and the -- north of the site where  
16 it's near the road, near Roslyn Road, that has an  
17 existing, as they mentioned, woods in there, landscaped  
18 area. If that should -- what we wrote in here "Should  
19 the existing tree line along the unincorporated lots not  
20 provide a 100 percent screen, the Petitioner shall plant  
21 landscaping to create a 100 percent screen." That is  
22 our provision that really if that begins to deteriorate,  
23 that their responsibility is to provide that screening  
24 in that area, but currently it has a screening.

1                   Similarly if the subject property is ever  
2 subdivided, Petitioner shall provide a 50 foot  
3 transitional yard, which currently they are providing 40  
4 feet, and in addition to that also the lighting  
5 standards, that they have to make sure that they meet  
6 the lighting standards at the property line, so that's  
7 more of a condition should the properties be subdivided.  
8 Those are the things we are going to look for in that  
9 subdivision, so with that they need to submit a revised  
10 stormwater report and calculations, but with that staff  
11 is recommending to support this petition with these  
12 conditions.

13                   CHAIRPERSON BUSH: Anybody have any  
14 questions?

15                   COMMISSIONER SCHLOSSBERG: One very small  
16 question: The transitional yard requirement, is both of  
17 that at the north end and on the east end?

18                   MR. EVANS: Yes, adjacent to residential.

19                   COMMISSIONER SCHLOSSBERG: So it's both  
20 corners?

21                   MR. EVANS: The difference is the property  
22 line as many of us know for GE goes all the way out to  
23 Cumnor Avenue, so they are maintaining 100 percent  
24 landscape screen sort of in anticipation if that would

1 be residential at some point later, but it's at the  
2 property line, but it would be required, as you said,  
3 next to Cumnor -- excuse me, next to Roslyn Road on the  
4 north side of the property.

5 COMMISSIONER SCHLOSSBERG: But on the east  
6 side way more than 50 feet?

7 MR. EVANS: 50 feet, but not next to Miss  
8 Madison's house and Sunrise.

9 COMMISSIONER SCHLOSSBERG: Okay. Thank you.

10 COMMISSIONER BURROUGHS: On the fact that we  
11 are letting them keep the existing lighting standards in  
12 the parking lot, the height, I just have some concern  
13 that even though they are going to reduce the wattage,  
14 that the height along the parking lot areas by Sunrise  
15 and stuff, just the height of those lights and the  
16 residential dwellings, homes, apartments, whatever they  
17 are going to be, would still be affected just because  
18 you can see those things.

19 MR. EVANS: I think what you're referring to  
20 is like a point source issue, and I guess our thought is  
21 some of the landscaping that really isn't existing too  
22 much today, in addition they are sort of moving -- well,  
23 not moving the parking lot -- I guess they are not  
24 moving the standard back. We are lowering the wattage

1 and increasing the landscaping, sort of a screen. In  
2 addition I think in the minutes of the neighborhood  
3 meeting they talked about possible shields to be used,  
4 too.

5 COMMISSIONER BURROUGHS: That's my point,  
6 because even some of that landscaping screen won't be 25  
7 feet high.

8 MR. EVANS: Correct.

9 COMMISSIONER BURROUGHS: And those point  
10 sources are still going to be visible to all those  
11 people living in those buildings. It's just a personal  
12 pet peeve I have, something I think that --

13 MR. EVANS: They are currently existing as  
14 that as far as with no landscape screen.

15 COMMISSIONER BURROUGHS: We don't have a  
16 three-story building with apartments in it that are  
17 going to be staring at those things right now.

18 CHAIRPERSON BUSH: Are you suggesting there  
19 should be shields on them?

20 COMMISSIONER BURROUGHS: Not everywhere  
21 throughout the parking lot, but the ones that are  
22 immediately across from Sunrise.

23 MR. EVANS: Are you requesting to change the  
24 size? I mean, our proposal is the screening and the



1 size that they currently have as long as they lowered  
2 the wattage -- I guess maybe we will hear from the  
3 neighborhood as far as if they had more concern. It  
4 didn't seem to come out that much in the minutes  
5 initially that the height of those lights -- there was  
6 some question about what time they would turn them off,  
7 or if they needed to or not, but if you are requesting  
8 them to, that's within the purview of the Board to say  
9 lower the standards.

10 COMMISSIONER McCAULEY: When do those lights  
11 have to go off? Is there anything in the Village  
12 ordinance that requires them to go off?

13 MR. EVANS: No, there isn't. I think they  
14 can address if they have any plans to turn those lights  
15 off. I know they talked about their workforce working  
16 different hours, and so I don't know if they work  
17 through the night. I don't know.

18 COMMISSIONER McCAULEY: Can you give me a --  
19 go ahead.

20 MR. MATHEWSON: If I may, the intention would  
21 be to have the lights on all the time just like they are  
22 now. We do have people coming and going all day and all  
23 night even though it's an office operation. It's  
24 unusual. We don't discourage people going home at 5:00

1 o'clock. We like them to stay and keep working, and we  
2 do keep the lights on all the time, and the flipside of  
3 that is it's always a safety issue. You always want to  
4 have sufficient lighting so it's never a concern to  
5 employees.

6                   COMMISSIONER McCAULEY: Sure. Paul, can you  
7 give me just a layman's idea of, for example, the homes  
8 closest to the east property line, what are they going  
9 to -- given the amount of power in those lights, are  
10 people going to have lights shining in their window? Is  
11 it going to be dim light? Are they going to be not able  
12 to see them at all? What is your anticipation?

13                   MR. EVANS: The standard -- I guess our  
14 tougher standard is it's a half a foot candle at the  
15 property line, which is no different than the other  
16 residential and commercial districts that we have. The  
17 difference that Harry is pointing out is what we call a  
18 point source where you can still see a light, even  
19 though by the time it gets to your property line you  
20 wouldn't be able to read anything, you know, it would be  
21 dark, but you could still see off in the distance a  
22 light being on, and that's the difference. They  
23 currently have that situation. We are trying to screen  
24 some of that. If we feel that it should still be -- if

1 that's not satisfactory, obviously the possibility is  
2 lowering those standards.

3               COMMISSIONER McCAULEY: The only other thing  
4 I noticed is, and I may be totally misreading the  
5 landscaping plan, but many of the trees to be planted  
6 along the east boundary, are they honey locusts?

7               MR. KUCHA: Those are existing. There's  
8 existing honey locusts, and there's existing willows.  
9 We are not eliminating any trees. We are supplementing  
10 with additional trees.

11              COMMISSIONER McCAULEY: Because I don't think  
12 a honey locust would screen very much at all especially  
13 in the winter.

14              MR. KUCHA: The intent was not to remove  
15 what's there, just add onto.

16              MR. EVANS: The exhibit before that shows the  
17 existing trees, but Exhibit 24 shows the existing trees  
18 with what we have supplemented, and you can see from  
19 that one it shows 100 percent screen that way.

20              COMMISSIONER McCAULEY: So these are what are  
21 going in next to the honey locusts that are already  
22 there.

23              MR. EVANS: Correct.

24              COMMISSIONER McCAULEY: Okay. I've got it.

1 Thank you.

2 CHAIRPERSON BUSH: How do light shields work?

3 What do they do?

4 MR. EVANS: I'm not an engineer on that, but

5 I think --

6 COMMISSIONER BURROUGHS: Direct light source,

7 so the bulb is here. They drop below it, but it also

8 cuts off the light getting to the edge of the property.

9 CHAIRPERSON BUSH: It looks like you are

10 going to address that.

11 MR. KUCHA: Well, kind of in line with the

12 lighting discussion we did actually go out -- we have a

13 photometric plan, and we actually did go out to the

14 property line one night and measured the foot candle

15 levels, and in many cases we were right at the City

16 requirement of half a foot candle, and in some instances

17 we were just fractions above that. The light levels

18 really in general comply with the guidelines aside from

19 the fact that the height of the poles are slightly

20 greater than what is currently allowed, but the shields

21 would essentially help to block the view from any kind

22 of point source.

23 CHAIRPERSON BUSH: But would it reduce the

24 lighting effect for the people in the lot?

LAKE-COOK REPORTING  
(847) 415-2553

1           MR. KUCHA: It's something we would have to  
2 look at. That's an analysis we would have to take a  
3 look at to see what the impact is. We do want to  
4 maintain a safe environment as well in doing that.

5           COMMISSIONER EHRLE: I have a question for  
6 Paul. Paul, has the Staff reviewed the -- there's a  
7 comment in here about stormwater runoff from the site,  
8 and there's going to be some parking changes. Is the  
9 Staff comfortable with the stormwater runoff,  
10 controlling the runoff if there's a big rain storm so it  
11 doesn't go in a westerly direction?

12          MR. EVANS: We have that as a condition as  
13 far as the revised stormwater report. We noticed that  
14 in sort of our preliminary review of these plans, and  
15 then one of the conditions that we have is to have them  
16 resubmit a plan that shows how this will -- the  
17 conceptual, it's not final engineering, but the concept  
18 of what they have was acceptable to our engineering  
19 department that they were controlling what runoff on the  
20 property that obviously won't run off to the Sunrise  
21 property. It will go to a swale on their property. In  
22 final permit review that is one of the things that we  
23 will be reviewing, that it works according to what they  
24 have planned.

1                   CHAIRPERSON BUSH: Anybody else have any  
2 questions of Staff? No one? Okay. Petitioner, would  
3 you like to respond to the Staff's comments, or are you  
4 accepting of the Staff's comments? If you can address  
5 those, we would appreciate it.

6                   MR. KUCHA: Just in summary, yes, we are  
7 accepting of the Staff comments from everything that we  
8 have seen in the rebuttal letter.

9                   CHAIRPERSON BUSH: Okay. Anybody else have  
10 any questions of Petitioner or Staff, otherwise we are  
11 going to take residents' comments and questions?

12                   COMMISSIONER SCHLOSSBERG: I guess I'm not  
13 hearing from you, Paul, that you are worried about the  
14 lighting. Is there anything that's been said tonight  
15 that changes your view on that?

16                   MR. EVANS: Not so far. I mean, I guess I'll  
17 be more interested if the neighbors have that as a  
18 concern, but really it didn't seem to come out as much  
19 in the neighborhood meetings of that concern. Obviously  
20 it doesn't meet our current height standards in existing  
21 condition. That's probably why our compromise was just  
22 to lower the wattage, but there could be other solutions  
23 if it's a problem.

24                   CHAIRPERSON BUSH: But the neighbors aren't  
LAKE-COOK REPORTING  
(847) 415-2553

1 going to see more light spill than they do now.

2           MR. EVANS: Correct. It should only be sort  
3 of a better situation in a sense because the light is  
4 less intense, and there is more landscape screening.

5           CHAIRPERSON BUSH: Residents, are there any  
6 residents who wish to address the issue? Okay. Let's  
7 start with you, Chris. Name and address, if you would,  
8 and we'll just work our way to the back of the room.

9           MS. MADISON: Chris Madison. I'm at 640  
10 Cumnor, and just so that you know, I'm one of the two  
11 residential properties that butt up to Recon or GE and  
12 also to Sunrise.

13           CHAIRPERSON BUSH: On the east side, correct?

14           MS. MADISON: Correct, and we have met with  
15 these folks, and they have been very forthcoming in  
16 answering questions, and I have talked to Paul many  
17 times, and my concerns have been drainage, lighting,  
18 particularly lighting, and landscaping, and it seems  
19 that every time something is done in my area, whether  
20 they put a new surface on the road, or they adjust a  
21 parking lot, I become lower, and everything else becomes  
22 higher, and as far as the lighting, and you folks were  
23 asking Paul about the lighting, I think that the  
24 residents here should have more input on the lighting,

1 because I can tell you when I lay in my bed at night and  
2 look out my bedroom window, the light that is directly  
3 behind my house is in my window. Now, whether anything  
4 can be done about that, I don't know, but originally  
5 when they put the lights up they had such high wattage  
6 bulbs that it was lit up from the parking lot to 59.  
7 When the neighborhood addressed that and asked them to  
8 change it, they didn't change the height of the poles.  
9 They changed the wattage of the bulbs, and I think that  
10 there has to be lighting in that parking lot because  
11 there is a lot of activity at night. There are kids  
12 over there. People teach their kids to drive. They  
13 have a lot of stuff going on. That's okay, but --

14 CHAIRPERSON BUSH: They will love to hear  
15 that.

16 MS. MADISON: Also as far as the lighting  
17 they have given ten parking spots to Sunrise. Now, is  
18 there going to be lighting -- there is going to be that  
19 extended 25 feet. Is there going to be any lighting  
20 that is going to light the walkway, or is everybody  
21 going to stumble through there at night? I don't know  
22 what the hours there happen to be, but that could be an  
23 issue as well or something to be talked about, and of  
24 course for me landscaping is very important, because



1 most of you know that when you dealt with Sunrise all of  
2 the activity is on my side of the building, so the  
3 landscaping, the fencing which you allotted me was very  
4 important, and also now I feel that it's important  
5 because there is only two homes there, and I don't want  
6 to look at their parking lot, and I don't want them  
7 looking at me, so I don't know the type of trees. We  
8 have gone over it, and I'm not an arborist, and I don't  
9 know, but I would prefer that particularly behind my  
10 property there be some consideration for landscaping.  
11 More is better, and that's that. Thank you very much.

12 COMMISSIONER SCHLOSSBERG: Did you mean fence  
13 or landscaping on the back of your property?

14 MS. MADISON: I prefer landscaping. Fencing  
15 is not my preference, so --

16 COMMISSIONER SCHLOSSBERG: Just wanted to be  
17 clear.

18 CHAIRPERSON BUSH: Next? Yes?

19 MR. SMITH: Good evening. My name is Paul  
20 Schmitt, and I'm president of the Roslyn Area Homeowners  
21 Association, RAHA. Thank you for the opportunity of  
22 talking. As GE mentioned, they did make two  
23 presentations, the one that was legally required, and  
24 when they heard about the neighborhood's interest they

1 generously volunteered to have a second briefing. We  
2 notified our entire mailing list of a little over a  
3 hundred homes of the meeting. They probably have the  
4 count. I think 10, 15 people showed up. My impression  
5 was that they did a very thorough job of explaining what  
6 they were going to be doing, and they were very  
7 forthright in answering all of our questions and fielded  
8 very straightforward questions.

9                   The neighborhood from what I have seen  
10 from the email traffic getting back there are a few  
11 issues, mostly the ones we are touching on right now and  
12 a couple of relatively minor ones. My personal  
13 impression is that GE is being a good neighbor. It's  
14 good for the neighborhood to have a thriving, well-run  
15 business, and as we were presented it's going to be a  
16 single shift, basically 9:00 to 5:00 white collar  
17 operation working on software primarily, so I see there  
18 is very little negative impact on the neighborhood  
19 directly from the day-to-day operation. I recognize  
20 there will be evening work now and again and at the end  
21 of the quarter or something. The fact that the traffic  
22 doesn't go through our neighborhood as we mentioned  
23 during the Sunrise issue is a big factor in that we  
24 expect to have very minor impact on the neighborhood.

1                   GE also described the construction that  
2 was expected during the next six months while they are  
3 doing the work, and again it seems something very  
4 responsible, very minimal with very little impact to the  
5 people parking on their property, and most of the work  
6 taking place inside of the building. The work on the  
7 parking lot we see is something about a two-week period,  
8 so it's fairly minor, fairly non-intrusive.

9                   Our concern is -- probably the biggest  
10 reason is just that they are the largest building and  
11 largest business that directly abuts up against our  
12 neighborhood, so the potential for problems is magnified  
13 much over four townhouses or something like that.

14                  The issues that I see, the first one we  
15 are talking about is the issue of light pollution, and  
16 there's two different factors about light. One is the  
17 light that washes down on the parking lot so you can see  
18 the ground while you're walking to your car, and the  
19 other one is the light that goes horizontal which goes  
20 into Carol's window, and that light that goes into her  
21 window does absolutely nothing to light up the parking  
22 lot. The question about the shade was that if you have  
23 a light source, say this is the light source, and you  
24 have a shade over here that blocks it, the light doesn't

1 go sideways, you know, down from -- straight zero  
2 degrees up and down. Going straight sideways to Carol's  
3 window, that's really what you need to block. You can  
4 go down 5 or 10 degrees, and it's really not going to  
5 have any impact on the light going into her windows, so  
6 what we were supporting was the idea of some kind of  
7 shade, or focusing the light so it doesn't have to go  
8 down 10 degrees. It could go down 60 degrees. It just  
9 doesn't have to go out 90 degrees, so it doesn't go out  
10 straight sideways.

11                   I recognize that GE is not increasing  
12 the amount of lighting in the parking lot, and we  
13 respect that. We are asking actually that as long as  
14 work is being done on the parcel that there be some what  
15 we consider to be fairly minor adjustments to improve  
16 the amount of light coming out of the parcel and its  
17 impact on the parking lot.

18                   When I had met with John Heinze and  
19 Chief Lawlew a few months ago to talk about the issue of  
20 street lamps in our neighborhood, they pointed out that  
21 when the police station was built this was an issue,  
22 about the parking lot behind the police station and how  
23 the light spilled over into the houses behind, and it's  
24 the same kind of concern we have. There is no question

1 that we want to have safety, and if the right thing to  
2 do is have 24-hour lighting, that's fine, and the  
3 neighborhood respects that, but the issue is really  
4 focusing on preventing the light spill-over that goes  
5 beyond the property line into the neighborhood.

6                   With regards to the lower wattage, the  
7 technology that was in place when these lights were put  
8 in, I'm not sure how old they are, I'm guessing maybe 20  
9 years old, you know, the amount of foot candles you can  
10 get out of a hundred watts is just way, way beyond what  
11 you could do back 35 years ago, so the specific issue of  
12 lower wattage appears to me to be not so much of a you  
13 don't have to worry about it, the difference between a  
14 halogen light and a Tungsten light is much, much  
15 brighter. The technology as I see it really comes to  
16 the rescue as far as being able to focus the light to  
17 specifically meet the need, and the issue of having a  
18 parking lot lit with a residential neighborhood you want  
19 to minimize the impact. This isn't the first time this  
20 has happened in the plan. It is something that the  
21 expectation is in the industry, this is not that unusual  
22 of an issue to wrestle with. Our intention is not to  
23 try to design something or impose some kind of Ruth  
24 Goldberg design that they would have to implement as

1 opposed to do a good faith effort of working with the  
2 Village staff to see what is a good way of minimizing  
3 the negative impact, and with regards to that I don't  
4 know that it's just the lights that are directly up  
5 against the parcel, because the light sources from all  
6 the lights in the lot do spill over into -- the point  
7 sources into the neighborhood. It wasn't just Carol,  
8 but there's other neighbors on Cumnor who mentioned this  
9 issue about the light pollution from the point sources.

10                   Something that is somewhat related is  
11 another issue of not light pollution, but noise  
12 pollution, and again this isn't -- it's not that there's  
13 a serious problem now, but when I asked the neighbors  
14 about their perceptions of what was working and what  
15 wasn't working, I did get some feedback about the issue  
16 of the roof mounted HVAC units on the roof of the  
17 building. I think it's a 200,000 square foot commercial  
18 building, fairly good sized, and I don't know how many  
19 tons of air conditioners they have. It is not so much  
20 the heating as it is the air conditioning units. If  
21 those things are cranking away at night, and being a  
22 quiet residential neighborhood, you can hear the  
23 crickets and things a lot more, so the background level,  
24 decibel level is quite low, and neighbors who do abut

1 the current property said that they do find it somewhat  
2 bothersome, the issue of the noise, and again it's not  
3 that I'm asking that they redesign their HVAC system as  
4 a matter of doing some kind of prudent shielding. You  
5 know, when you drive down some expressways you notice  
6 they have the sound shields on the sides of the  
7 expressways to prevent the sounds from going into the  
8 neighborhoods. The suggestion we would like to make is  
9 that the Village staff work with the developer to put up  
10 some -- again, I'm not an engineer on this, but an issue  
11 of some kind of shields to block the direct sound coming  
12 from the HVAC equipment going straight into the  
13 neighborhood. Again, it's not that they are making it  
14 any worse than what their design is. It's as long as we  
15 are looking at this and trying to minimize the impact on  
16 the neighborhood our feeling is this would be a prudent  
17 activity to investigate.

18                       With regards to the issue of the  
19 drainage, GE had mentioned they were going to have a  
20 slight depression in the ground here to kind of channel  
21 the water running from the parking lot, and we would  
22 like to say that's a wonderful idea when you look at how  
23 many square feet of impermeable surface there is and the  
24 fact that our neighborhood is blessed with an abundance

1 of floodable property, that we have a lot of flooding  
2 going on, that I would like to ask that particular  
3 attention be set to make sure that the contour works  
4 well, something that is expected to work well for 10,  
5 20, or 30 years in the future as silt and everything  
6 else builds up to insure that the water is channeled  
7 away from the property, from the immediate neighbors'  
8 property and the vacant land up here so there is not a  
9 problem there.

10                   With regards to the landscaping, I would  
11 like to suggest that the Village, I think we have a  
12 Village forester, that they review the specific plan  
13 that GE had put together with an eye towards the very  
14 specific question which has been raised about blocking  
15 the sight lines and what would be the appropriate  
16 vegetation to provide preferably year-round blocking.

17                   CHAIRPERSON BUSH: I assume that's already  
18 happened, right, Paul?

19                   MR. EVANS: We reviewed it for a hundred  
20 percent landscape screening, typical screen along there.  
21 Now, it might be as far as the poles themselves there  
22 may be some adjustment we can do that would put  
23 strategically a higher tree or higher tree somewhere  
24 else.



1                   MR. SCHMITT: By the time the trees grow up  
2 to be 25 feet I'm going to be in Sunrise over here in my  
3 rocking chair. The Village forester, if they can look  
4 at it from the perspective of the neighborhood's  
5 concerns about the blocking, and the questions that the  
6 Board has presented basically are the same things we  
7 were asking about.

8                   The bigger concern, and this is more of  
9 an indirect concern, this isn't precisely with GE, but  
10 it does touch on GE, is the issue of our favorite piece  
11 of dirt right here. It doesn't have a name, so I'll  
12 call it 730 Cumnor for lack of a better name, and that  
13 where you stand depends on where you sit, and to GE and  
14 more specifically to Bourns, the person who owns this  
15 and this and this and that over there, but who owns a  
16 lot of this land here, this is an outlot to their  
17 property, and when we discussed this with GE we kind of  
18 got -- they were kind of ambushed with that. They  
19 weren't prepared to talk, you know, real estate sites  
20 and all this kind of stuff, and they didn't know about  
21 the big battle of '05 with the nursing home and all. To  
22 them this is kind of an outlot, and it's like if they  
23 need more parking they can put it over here, and whether  
24 GE controls this or Bourns does again is kind of

1 squishy, and it's not a big deal to when you are  
2 redesigning your sales floor up front, but where you  
3 stand depends on where you sit, and where we sit this is  
4 the heart of our neighborhood, so it's something we are  
5 not twice as sensitive as GE about this property. We  
6 are a thousand times as sensitive about this piece of  
7 property, and therefore we start looking at when you  
8 start doing things which indirectly impact it, what does  
9 that do to the neighborhood, and what does that do in  
10 this chess game which is here's one piece of the chess  
11 game, here's another move, and here's another move, and  
12 what does it do to protect our neighborhood and our  
13 little 18 foot wide street that we've talked so much  
14 about a few months ago.

15               CHAIRPERSON BUSH: Well, frankly I think that  
16 the fact that they have given you back 23 feet of the  
17 neighborhood that you didn't have before; i.e., they are  
18 taking up the concrete and making that back into green  
19 space is a positive thing.

20               MR. SCHMITT: Agreed. What GE is doing is in  
21 no way negatively impacting this. The concern is if we  
22 knew for certain that this was a residential piece of  
23 dirt, and it's designed for single-family residences,  
24 that's no big deal.

LAKE-COOK REPORTING  
(847) 415-2553

1                   MR. EVANS: That is zoned R5. Just so you  
2 know, that piece of land is zoned R5.

3                   MR. SCHMITT: Right, and another person may  
4 be talking this evening a little bit more about some of  
5 the different plans of how -- and I'm not an expert in  
6 this either, of planning documents and things like that.  
7 It becomes a little fuzzy, and we are not -- that's  
8 very, very tangential. I just want to mention this is a  
9 concern of the neighborhood. As I say, beyond that our  
10 feeling is that GE is doing a very conscientious job,  
11 and we feel that this work will be -- they are doing  
12 what they can to minimize the impact on the  
13 neighborhood. Thank you very much.

14                  COMMISSIONER SCHLOSSBERG: I just want to  
15 make sure again. We are going to have to say something  
16 about lighting tonight, and I want to make sure I think  
17 what I have heard the two of you say now is we don't  
18 need to lower the poles, but we need to address the  
19 lighting problem. If we can find shields that work,  
20 that might do the trick? What am I hearing? That's  
21 what I'm hearing, right?

22                  MR. SCHMITT: That is correct, focusing the  
23 light so you don't have the light pollution of the point  
24 sources going straight sideways into the people's

1 bedroom windows. You minimize that.

2 COMMISSIONER SCHLOSSBERG: You are  
3 essentially asking us to tackle it, but it can be  
4 tackled in a way that we don't have to mandate a lower  
5 light pole. A shield would be preferable

6 MR. SCHMITT: That is correct.

7 COMMISSIONER SCHLOSSBERG: Thank you.

8 CHAIRPERSON BUSH: Other residents? Yes,  
9 please.

10 MR. JOHNSON: Don Johnson, 734 Bryant Avenue.  
11 I have a couple quick comments that shouldn't take more  
12 than 22 minutes.

13 CHAIRPERSON BUSH: We are sorry for you.

14 MR. JOHNSON: I have a copy of the Cuba  
15 Township map here, and we have talked much about  
16 lighting tonight, but at the last presentation at the GE  
17 facility the residents on Cumnor north of Mrs. Madison  
18 indicated that the lighting was kind of bright in their  
19 houses, so --

20 CHAIRPERSON BUSH: Why don't you use the big  
21 map.

22 MR. JOHNSON: So I guess that's across here.  
23 We have been talking about lighting and reflecting and  
24 the proposed Sunrise and that, but once again the

1 residents across here, one or more residents across here  
2 indicated that the lighting was kind of strong in their  
3 homes, and then chiming in with what Paul said on the  
4 possible noise with the rooftop heating and cooling  
5 units, there is sound attenuation equipment of many  
6 sorts that can be used around these types of units.  
7 Thank you.

8 CHAIRPERSON BUSH: Thank you. You still have  
9 19 minutes left to go if you want to keep talking.

10 MR. JOHNSON: I used to be a Cub fan.

11 (Laughter)

12 CHAIRPERSON BUSH: Any other residents that  
13 wish to address us?

14 MR. NELSON: John Nelson. I live at 348  
15 Roslyn Road in Barrington. I would also like to say  
16 thank you to GE for having the open house. It was nice  
17 to have that meeting beforehand and be invited in, and  
18 also thank you for postponing the meeting. I'm not in  
19 the area, but for maintaining due process if they didn't  
20 have everything in order. I appreciate that went  
21 accordingly and really have no objections regarding the  
22 building project, the loading dock, or the front  
23 entrance. I just have one question mostly for  
24 information just to make sure I understand how something

1 is going to work and the second one regarding what Paul  
2 referred to with the other site.

3                   The first question: The driveway that's  
4 off site, the connection is here. The map that is  
5 available at least from the Cook County website shows  
6 the property line right here, and I just don't know  
7 where the property line of GE, the parcel that they  
8 lease from Bourns is, and then also a question regarding  
9 that driveway is off site. The right-of-way on Western  
10 Avenue that shows on the County website is over here.  
11 This is private, so I'm just curious if there is any  
12 kind of easement, or private easement, or what  
13 accommodations need to be made so they can legally do  
14 that construction, because it's a different parcel, and  
15 I'm sure it can be worked out. I just don't know how  
16 it's going to be worked out, because it's not public  
17 right-of-way. I want to just note it.

18                   MR. EVANS: You are right, it's a private  
19 drive after they go around the curve, and we have  
20 reviewed turning radiuses, and they plan on expanding a  
21 two-lane road to a three-lane road in that area of the  
22 private. Really their lease is obviously between Bourns  
23 and GE and Recon, but it's sort of private; that we  
24 think that the turning radiuses move fine, and I don't

1 know if they are adjusting their lease as far as where  
2 that road goes on the property, you know, the same --  
3 there's no change in the ownership. It's still a lease  
4 situation.

5 MR. NELSON: I didn't know if there was an  
6 issue with the activity of the two private parcels or if  
7 they can do that then.

8 MR. EVANS: The land owner seems comfortable  
9 with the proposal.

10 MR. NELSON: Okay. Secondly, this is the  
11 information I was able to get from the County website  
12 and also from the Village Comprehensive Plan. I'll let  
13 those make their way around. The first sheet again  
14 that's just from the County's website. That was the  
15 parcel. I guess that mainly just pertained to the  
16 question on Western Avenue.

17 The second page is the neighborhood map  
18 from the Comprehensive Plan, and the neighborhood map  
19 shows that Neighborhood 10, the residential  
20 neighborhood, comes over. It seems unclear to me where  
21 it's at in that parcel, but somewhere this portion of  
22 the parcel is in Neighborhood 10. Then if you go to the  
23 next drawing, the zoning map, it seems like the  
24 manufacturing and the residential zoning boundary

1 follows that same line of demarcation as the  
2 neighborhood, but then when you go to the next one, this  
3 is the Land Use Plan, and there's an extra copy for  
4 Paul, the Land Use Plan shows that that whole site is  
5 planned for manufacturing, and just the two existing  
6 residences are left as residential, so I'm just --  
7 similar to the kind of question Paul had about the long  
8 term, it seems like GE is in essence by putting up this  
9 landscape screen and moving further to the west which is  
10 nice to the neighborhood, it seems like they are turning  
11 their back on that portion of the parcel, and there is  
12 even language in the ordinance about a future  
13 subdivision potentially. I just have a concern as to  
14 what the long-term plan in making all these documents  
15 consistent and be a warm fuzzy feeling for the  
16 neighborhood to know that it's partially zoned  
17 residential, the same thing as this is partial  
18 residential, partial manufacturing, if somebody wanted  
19 to do manufacturing they could just bulldoze right in  
20 and find that loophole, and just the issue with it being  
21 all part of the same parcel, you know, essentially being  
22 able to neglect a portion of the parcel without  
23 long-term planning I think is a little bit -- I want to  
24 make sure that is thought of so that is something that



1 isn't able to come through without all these documents  
2 being in order and that being something that the  
3 residents can count on as part of the plan, so I don't  
4 know if there's any feedback to that.

5 CHAIRPERSON BUSH: Paul, a response to that?

6 MR. EVANS: I'll double check our Comp Plan.  
7 Hopefully this seems like it's correct. What I'll say  
8 at this point, you're sitting in a lot stronger position  
9 right now if the Comprehensive Plan says manufacturing,  
10 but the zoning on the property says residential, because  
11 to change that we have to obviously go through a zoning  
12 amendment and notify everybody that we are changing the  
13 zoning on that property from residential to  
14 manufacturing. I can just tell you from the Village's  
15 standpoint, and obviously responding to the neighbors,  
16 the Village is quite comfortable with leaving that as R5  
17 residential and would expect maybe some day it would be  
18 a single-family neighborhood subdivision in that area.  
19 That's the way the zoning is on the property. I would  
20 say in time we will clean up the Comprehensive Plan so  
21 it matches that, but as noted the map, the property is  
22 not subdivided yet, which is somewhat of an issue when  
23 we had Sunrise through, because we sort of have a  
24 property -- we have a zoning line that doesn't match a

1 property line, so even in our own zoning we had to say  
2 okay, well, arbitrarily this is how deep these lots are,  
3 but it's our intent really through that zoning to show  
4 you that the neighborhood that we are interested in  
5 seeing is residential on that property.

6           MR. NELSON: And the zoning can't be modified  
7 the same way to make that entire portion residential,  
8 because it seems like from that exhibit the line goes  
9 through the middle approximately. Can anything be  
10 modified in the plan or in the zoning to make that  
11 entire area so as indicated as planned for residential  
12 or zoned for residential?

13           MR. EVANS: I think the plan -- I don't know  
14 if these maps show it as well, but it basically is  
15 indicating that line there is about the line that we  
16 have for the residential. It's intended to basically go  
17 along that line. I think our zoning map would show  
18 that.

19           MR. NELSON: It just appears that it follows  
20 this back property line and then jets over. As long as  
21 we can just have that issued out, I think before Sunrise  
22 had indicated, too, that they would like to see that go  
23 residential. As long as that appears to be what the  
24 mindset is, if everybody would like to endorse that for

1 the neighborhood that would help us. That's it. Thank  
2 you.

3 CHAIRPERSON BUSH: Thank you. Any other  
4 residents?

5 MR. OHLRICK: I'm not a resident, but I work  
6 for GE Healthcare, and I would like to address the HVAC.

7 CHAIRPERSON BUSH: If you would like to come  
8 up and give us your name and address. We are happy to  
9 hear what you have to say. Tell us who you are and  
10 where you live.

11 MR. OHLRICK: My name is Rick Ohlrick. I  
12 live in Cary, Illinois, and I'm the facilities manager  
13 out here in Barrington for GE Healthcare, and first of  
14 all, I'm still a Cubs fan.

15 CHAIRPERSON BUSH: Despite it all, right?

16 MR. OHLRICK: Despite it all, but I wanted to  
17 address the HVAC system. We do have one very large,  
18 noisy HVAC system. This was put up on the roof in 1998.  
19 It was designed very poorly, makes a lot of noise, and I  
20 have a quote currently on my desk to have that repaired.  
21 They are going to raise it up off the roof and put a  
22 bumper in there, kind of a shock absorber, so it should  
23 help the noise quite a bit. I know that was a concern,  
24 and we do have a plan in place, and I just want to let

1 you know.

2 COMMISSIONER McCAULEY: Can you show me as  
3 long as you're here roughly where the system is on the  
4 roof plan.

5 MR. OHLRICK: It's right in here.

6 COMMISSIONER McCAULEY: There's just one for  
7 the whole building?

8 MR. OHLRICK: There's quite a few, but this  
9 one was poorly designed, and it makes a very loud noise  
10 inside the building and from the outside, so we  
11 recognized that concern a long time -- well, I'll say  
12 three months ago, and we have been getting a number of  
13 quotes, and I do have a quote on my desk to get that  
14 repaired. Okay?

15 CHAIRPERSON BUSH: Thank you.

16 MR. OHLRICK: You're welcome.

17 CHAIRPERSON BUSH: Does the Petitioner want  
18 to respond to the community comments?

19 MR. KUCHA: Yes. I will look down at my  
20 notes while I do this. There are numerous issues that  
21 we can certainly address.

22 Regarding the sidewalk connection to  
23 Sunrise, lighting is a good idea there, and there are  
24 many low light sources that we can look at as options

1 there; for example, certain Ballards that illuminate the  
2 walk so you wouldn't have any light sources shooting  
3 light into your home, Chris, so we can certainly look at  
4 things like that, and, again, I think when it's all said  
5 and done there is a lot of landscaping being proposed  
6 there, and we know that we may have to make some  
7 adjustments because there are some underground utilities  
8 we need to skirt around, so final placement of trees  
9 isn't set until we have all these lines confirmed, but  
10 there is heavy vegetation proposed, and perhaps what we  
11 do is we take a look at the placement and then see how  
12 everything comes off once the planting material is in  
13 place.

14                   Regarding lighting, again, we can  
15 investigate the possibility of shields on the lights at  
16 the eastern portion of the lot. We will see what that  
17 brings about. We will have to see what's possible with  
18 the actual standards that are in place and how much  
19 retrofitting can take place there, so we will take a  
20 look at that.

21                   The issue of noise pollution was  
22 addressed as far as the rooftops go by Rick. Typically  
23 we are adding a rooftop for the lobby space, but that  
24 will be screened, and that will be a much smaller unit,

1 so I don't anticipate any issues with that.

2                   Storm drainage, typically it is on-site  
3 storm drainage. We are not elevating the grades  
4 adjacent to your property. We are actually depressing  
5 and creating a bit of a swale as much as possible along  
6 the east lot along here for water routing to the south  
7 detention pond, and then there's going to be water that  
8 is going to be fed to the north detention pond as well,  
9 but not from the swale, so I feel that we are  
10 effectively addressing many of the issues that were  
11 raised by the individuals today, and we really aren't  
12 involved in the zoning issues on the property, so I have  
13 no comment to that.

14                   CHAIRPERSON BUSH: We know that. Any other  
15 questions for the Petitioner?

16                   COMMISSIONER HOGAN: Do you have any sense of  
17 what the cost would be for the kind of light shielding  
18 that's been talked about tonight?

19                   MR. KUCHA: No, I really don't. I can't give  
20 you a number. I don't know what it would be.

21                   CHAIRPERSON BUSH: Any other questions for  
22 anybody, Commissioners, otherwise I will close the  
23 public comment, and we will go to deliberations.

24                   COMMISSIONER BURROUGHS: Can I ask Paul a  
                    LAKE-COOK REPORTING  
                    (847) 415-2553

1 question? Is there something we can do for the lighting  
2 issue and ask that they actually test something?

3 MR. EVANS: You mean like a light meter, is  
4 that what you're talking about?

5 COMMISSIONER BURROUGHS: Just if they could  
6 test the shielding with the staff, you know, people go  
7 out there and see what effect it really has, resolve the  
8 problem.

9 MR. EVANS: Yes, it sounds like something  
10 that we need to work through as far as a shield, if it's  
11 actual landscape screening. I mean, probably as much as  
12 anything they need to work out with the adjacent  
13 neighbor, Miss Madison or somebody, there to look at  
14 sort of the problem and what are the different  
15 solutions, if a shield is preferred over landscaping.  
16 Some of those come to issue again how it shines on the  
17 parking lot itself, too, lowering, you know, other ways  
18 of doing it. I mean, there's more than one way, you  
19 know, obviously.

20 MR. KUCHA: Can I just add one more thing?  
21 We are concerned about lowering the light poles, because  
22 that will require us to add light poles potentially, and  
23 that requires us to add --

24 CHAIRPERSON BUSH: I don't hear anybody  
LAKE-COOK REPORTING  
(847) 415-2553

1 asking you to lower the light poles. I am hearing them  
2 asking you to shield the point of source so that it  
3 doesn't reflect so much into the neighborhood. I don't  
4 hear any of the Commissioners asking you to reduce the  
5 size of the light poles. I don't hear any residents  
6 asking you that. I think you are safe on the size.  
7 They are just asking for the light spill so there is no  
8 point of source so that they don't see it.

9 MR. KUCHA: Okay.

10 CHAIRPERSON BUSH: Any other questions,  
11 otherwise I am going to close comments, and we will go  
12 to Commissioners' discussions, so around the table. Ed,  
13 any comments?

14 COMMISSIONER McCAULEY: No. Can I pass?

15 CHAIRPERSON BUSH: Sure.

16 COMMISSIONER EHRLE: I appreciate GE's plans,  
17 and it looks very good, and I think that the concerns I  
18 have have already been expressed on the shielding on the  
19 eastern lights on the parking lot, and I encourage GE to  
20 continue with their plans to dim the sound on that one  
21 air conditioning unit. They are already planning to,  
22 but just to continue to support that, and then including  
23 the walkway from Sunrise to the parking should be a part  
24 of that with appropriate lighting. I think it's a good



1 plan.

2 CHAIRPERSON BUSH: Harry?

3 COMMISSIONER BURROUGHS: I do like  
4 everything, too, other than resolving the problem of the  
5 point source of the lighting and possible intrusion of  
6 the neighborhood and stuff that we need to do something  
7 to make sure that that gets continually looked at until  
8 it's resolved.

9 CHAIRPERSON BUSH: John?

10 COMMISSIONER PATSEY: Once again, shielding  
11 of the point source issue, and I think that as part of  
12 our conditions we should have the walkway addressed.

13 COMMISSIONER HOGAN: It seems to me that  
14 overall that this is an improvement to the adjoining  
15 property owners, and it seems that the only issue is the  
16 light shielding, and I'm not sure frankly how we deal  
17 with that tonight, but, you know, overall it seems like  
18 a positive.

19 COMMISSIONER SCHLOSSBERG: Well, I don't want  
20 to be boring by repeating it, but I think we deal with  
21 it by adding one more condition that it be point shield  
22 -- that light spillage be addressed to the satisfaction  
23 of Village staff and just make sure that is on there,  
24 but I heard you say about the walkway, too, and I'm not

LAKE-COOK REPORTING  
(847) 415-2553

1 sure how you would want that addressed short of -- do we  
2 want to add that to whatever motion we make tonight?

3 MR. KUCHA: If I could speak, that is really  
4 a Sunrise requirement as well. I don't know that that  
5 would be a GE mandate necessarily.

6 CHAIRPERSON BUSH: Right. It's really  
7 between Sunrise and Bourns, the property owners, I  
8 think.

9 COMMISSIONER SCHLOSSBERG: What I think I'm  
10 hearing you say is that we want to make sure we fix the  
11 lighting there, and I think everybody knows about it.  
12 Staff has to okay that, right, so do we assume that  
13 message has come across loud and clear tonight? Then I  
14 don't feel a need to say anything about that.

15 CHAIRPERSON BUSH: Ed, back to you. Any  
16 comments, or would they be redundant?

17 COMMISSIONER McCAULEY: They would be  
18 redundant. I agree.

19 CHAIRPERSON BUSH: Then I get to talk,  
20 something I never mind doing. I want to compliment GE.  
21 I think it's a nice plan. I think you have done a nice  
22 job of being a good neighbor to the rest of the  
23 community, and I really appreciate that.

24 One of the things that the Plan  
LAKE-COOK REPORTING  
(847) 415-2553

1 Commission always stresses is the neighborhood/developer  
2 involvement, and although this isn't a huge change to  
3 this development, I think it's always an opportunity to  
4 make things better, and so to the neighbors I say, A,  
5 when you bought your property you probably knew they  
6 were there, and the light spill has always been there,  
7 and to the developer I say but if you can be a good  
8 neighbor and make it better, it would be really nice if  
9 you can do that. I would hope GE as a good neighbor  
10 would work on the light spill issue, the point of source  
11 issue so they don't see the light when they look out  
12 their window. I understand how that works. I know that  
13 can be very annoying, and I would hope you could work  
14 with the community to resolve that.

15                   To your benefit I think you are giving  
16 back 23 feet of concrete back to green space, and I  
17 commend you for that, because nobody ever gives anything  
18 back, they just take it away, and second of all I think  
19 the landscaping will be a vast improvement for the  
20 neighbors and give you neighbors even less of an  
21 illusion that there's a big building there, and I think  
22 that that's a positive.

23                   I hope that you will work with the  
24 trucks that come in not to have their engines idling the

1 entire time they are sitting out there which creates, A,  
2 more noise, and, B, more pollution, so I hope when the  
3 trucks are there they have to turn off their engines,  
4 unload, restart the engines, and leave. I see loading  
5 docks where they sit out there and idle the entire time.  
6 I don't think there is anything we can do about that. I  
7 hope there is something you can do about that on behalf  
8 of the neighbors. I don't have any problem with the  
9 fact it's a private road, and I commend you all on  
10 increasing its size and making it more useful and as a  
11 way to facilitate the truck traffic you are going to  
12 have.

13 I thought it was a nice facility before  
14 you did anything to it, so I'm happy it's an even nicer  
15 facility to the community, and good luck to your  
16 business.

17 That having been said, do we have a  
18 motion?

19 COMMISSIONER SCHLOSSBERG: I have a motion.  
20 I move that the Plan Commission recommend approval of PC  
21 06-04 GE Healthcare at 540 West Northwest Highway  
22 subject to the conditions outlined in the staff report  
23 revised June 27, 2006, and with the one further  
24 condition added that GE shall work to resolve the point

1 of source of light spillage issue on the east and north  
2 ends of the property to the satisfaction of Village  
3 staff, the end.

4 CHAIRPERSON BUSH: Do we have a second?

5 COMMISSIONER PATSEY: I'll second it.

6 COMMISSIONER BURROUGHS: Comment?

7 CHAIRPERSON BUSH: We have a second, and it  
8 is John. Comments?

9 COMMISSIONER BURROUGHS: Would it be  
10 beneficial in that addition to the motion that we ask  
11 that the residents be involved in that final  
12 determination of light shielding other than just the  
13 staff?

14 MR. EVANS: Again, that probably makes a lot  
15 of sense.

16 COMMISSIONER BURROUGHS: No offense to staff.

17 MR. EVANS: Sort of to find out -- I think  
18 that is probably Miss Madison who is directly adjacent  
19 to that should be involved in how that is shielded,  
20 especially since she appears to be directly involved.  
21 We need to try to work through some agreement on that  
22 and how we can shield that.

23 COMMISSIONER SCHLOSSBERG: Do you need a  
24 modified motion, or will staff's assurances on that be

1 sufficient?

2 COMMISSIONER BURROUGHS: I'll trust Paul.

3 CHAIRPERSON BUSH: So we don't need to modify  
4 the motion. Any discussion? Let's call for a vote.

5 MR. EVANS: One question. Did you want to  
6 add something about the Ballards in the sidewalk that  
7 John mentioned?

8 CHAIRPERSON BUSH: No. I think that's really  
9 an issue between Bourns, the property owner, and  
10 Sunrise, but I think you have heard, and if you can  
11 relate back in your commentary that we want to make  
12 sure, A, it's a lighted path and, B, that the lighting  
13 is Ballard sort of lighting so that it doesn't create  
14 more light spill.

15 MR. EVANS: We have Sunrise adding a path to  
16 the parking lot from Sunrise's property, so I have to  
17 reread their agreement if it goes all the way to now  
18 with the parking lot being moved back as opposed to  
19 meeting at the property line where the asphalt was  
20 before.

21 COMMISSIONER PATSEY: That was my concern.  
22 We have a pathway that ends 25 feet before the parking  
23 lot.

24 CHAIRPERSON BUSH: We'll leave the management  
LAKE-COOK REPORTING  
(847) 415-2553

1 of that up to you, how's that? You know what you need  
2 to do, and you have a direction, so you know where it's  
3 going.

4                   That having been said, can we take our  
5 vote?

6                   MR. EVANS: Commissioner Burroughs?

7                   COMMISSIONER BURROUGHS: Yes.

8                   MR. EVANS: Commissioner Ehrle?

9                   COMMISSIONER EHRLE: Yes.

10                  MR. EVANS: Commissioner McCauley?

11                  COMMISSIONER McCAULEY: Yes.

12                  MR. EVANS: Commissioner Patsey?

13                  COMMISSIONER PATSEY: Yes.

14                  MR. EVANS: Commissioner Hogan?

15                  COMMISSIONER HOGAN: Yes.

16                  MR. EVANS: Commissioner Schlossberg?

17                  COMMISSIONER SCHLOSSBERG: Yes.

18                  MR. EVANS: Chairperson Bush?

19                  CHAIRPERSON BUSH: Yes.

20                  Thank you very much, and this will go  
21 from here to?

22                  MR. EVANS: The next meeting of the Village  
23 Board is July -- the last Monday in July. I think it's  
24 July 24th.

1 CHAIRPERSON BUSH: Okay, and they have  
2 already been to appearance review?

3 MR. EVANS: Yes. They went through  
4 appearance review actually very well. They actually got  
5 through it in one meeting.

6 COMMISSIONER SCHLOSSBERG: I would love to be  
7 invited to see it when it's opened.

8 CHAIRPERSON BUSH: Yes, I would, too. Not  
9 that we are hinting for your opening day invitation.

10 COMMISSIONER SCHLOSSBERG: You are not  
11 required to now that we voted you can do whatever you  
12 want, but it sounds really cool.

13 CHAIRPERSON BUSH: The lobby sounds amazing,  
14 so thank you very much, and good luck to you.

15 We do have one piece of old business  
16 today. Bill Hartman has asked to speak to us about a  
17 development that has already been approved, but he has  
18 some thoughts, and we asked Bill to come to the end of  
19 the meeting so we can get the Petitioner on and off, and  
20 we hope you will note the hour and be expeditious in  
21 your comments. If you just give them one second to  
22 clear out their stuff so you don't have to conflict with  
23 them that would be good.

24 You know how this goes. Name and  
LAKE-COOK REPORTING  
(847) 415-2553



1 address, and you have our ear.

2           MR. HARTMAN: My name is Bill Hartman, and I  
3 live at 1200 South Hough Street, and I of course wanted  
4 to say how much -- don't cheat by looking ahead on the  
5 pictures. I want to say how much I appreciate the Plan  
6 Commission. This Board has always been my favorite. I  
7 think it's the most influential and most important Board  
8 in the Village, and I appreciate the work that you all  
9 put into it.

10           CHAIRPERSON BUSH: I'm not sure the Village  
11 Board would be happy to hear that, but thank you for the  
12 compliment.

13           MR. HARTMAN: You are more important, and I  
14 just want to offer you some feedback on some of my  
15 feelings on a variety of things, and one of them is a  
16 past thing, they are all past things, but I still want  
17 to give you some feedback so you know how I feel about  
18 things.

19                   The first photo in the collection that I  
20 have passed to you is a photograph of the Jewel parking  
21 lot, and it's something that I'm real fussy about,  
22 because I hate to have my car dinged, and the standard  
23 parking spot nowadays is called 9 feet, and that's a  
24 minimal spot with these kind of vehicles that we have in

LAKE-COOK REPORTING  
(847) 415-2553

1 Barrington, but I've heard a couple of times where it  
2 seemed like Petitioners have asked for 8 and a half foot  
3 spots, and I just wanted to say that an 8 and a half  
4 foot spot is really small.

5 CHAIRPERSON BUSH: They just increased theirs  
6 from 8 and a half to 9.

7 MR. HARTMAN: I would like to encourage you  
8 and the staff to always maintain 9 foot as a minimum. I  
9 think I've heard a couple times where Petitioners have  
10 asked for 8 and a half foot spots. That's a minor  
11 thing. I just don't like to go shopping at a place that  
12 has an 8 and a half foot spot. I avoid it.

13 MR. EVANS: Bill, just at the risk of  
14 interrupting you, the 8 and a half is not -- really we  
15 don't require -- permit that where the parking spaces  
16 change -- in other words, in a Jewel parking lot we  
17 wouldn't do a 9 foot space. In a Starbucks we wouldn't  
18 do a 9 foot space. In an office district where you  
19 basically show up in the morning and leave at night,  
20 there's very little turnover in the parking spaces,  
21 that's where we recommend 8 and a half foot parking  
22 spaces, where the turnover in the parking lot is not  
23 very much.

24 MR. HARTMAN: Well, your call.  
LAKE-COOK REPORTING  
(847) 415-2553

1                   The next item on my list is the CVS  
2 Pharmacy.

3                   CHAIRPERSON BUSH: That's not the next  
4 picture.

5                   MR. HARTMAN: It's not the next picture, so  
6 don't look ahead. We are still on the one with the  
7 cars. The CVS Pharmacy, I want to say how nice it  
8 looks. I really like it. I think it's great, and the  
9 thing that I like so much about it is that the building  
10 is not on the corner, that it's away from the corner,  
11 and the corner has the parking lot, and it's so open.  
12 It looks very nice. It just looks like open space  
13 there, and so to me that's a real treat, and that's  
14 really well planned, and I congratulate anybody and  
15 everybody who laid that out. I like the way that is.  
16 That's good for Barrington.

17                   That brings me to the gas station that's  
18 across from the Catlow there. I understand that the  
19 Village of Barrington has purchased the gas station for  
20 something like \$3 million, and I want to express my  
21 concerns. I have always liked that old gas station  
22 there because it's like the open space at the CVS  
23 Pharmacy. It's open. You can see through there. You  
24 can see the Catlow and that whole main street as you

LAKE-COOK REPORTING  
(847) 415-2553

1 approach that area, and so I wanted to express my  
2 concern for what might go in that place. I'm expecting  
3 something that I would refer to as Main Street Plaza.  
4 If there is a large building like the Cook Street Plaza,  
5 and if it's built up to the sidewalks on Main Street and  
6 Hough Street it will close that corner in and forever  
7 change the character of the Village, and so looking  
8 ahead, maybe it's way ahead, but whenever something is  
9 going to be built there, consider leaving it back from  
10 the street some, leaving the open feel and parking along  
11 the road or something so that it doesn't close in all  
12 the way to the street. It makes me think of Palatine.  
13 I'm from Palatine. I've lived in Barrington for a long  
14 time, but I grew up in Palatine, and I always follow  
15 Palatine.

16                   There was an article in the paper that  
17 said "The Palatine Historical Society is publicly saying  
18 there needs to be more checks when it comes to  
19 redevelopment downtown. In a May editorial in the  
20 group's quarterly newsletter the Board of Directors  
21 raises issues about recent development, the potential  
22 lack of parking, and the threat of losing historic homes  
23 in the area. We must express our concerns over the  
24 detriment of our hometown atmosphere." The editorial

LAKE-COOK REPORTING  
(847) 415-2553

1 also says "The rapid pace of new condominiums and  
2 townhouses is destroying the historic fabric of this  
3 Village."

4                   Yesterday in the paper there was a  
5 letter to the editor that says "You want ugly. We've  
6 got ugly. Now that they are almost finished building  
7 the atrocity on Plum Grove and the railroad tracks I  
8 think Palatine should have a Village-wide party in the  
9 town square. Afterall, we now have our very own sore  
10 thumb, and also we no longer have to visit Arlington  
11 Heights to see ugly," so I was proud of that.

12                   I went through Palatine yesterday, and  
13 go through there sometime. That building they built  
14 there is -- it's atrocious, and I think we are fortunate  
15 to have people like you and the Architectural Review  
16 Board, whatever, because we haven't got anything as bad  
17 as that, but I forever appreciate your efforts to avoid  
18 something like that, and to me to preserve the quaint  
19 charm and character of Barrington is to just avoid  
20 Arlington Heights and avoid Palatine and keep things on  
21 the small scale that we have.

22                   COMMISSIONER BURROUGHS: Can I comment on  
23 that one? Because I had a project downtown, too,  
24 Hollace Brothers Service Station, and we wanted to redo

LAKE-COOK REPORTING  
(847) 415-2553

1 their building back where the original one was, and the  
2 Village streetscape for the downtown required that we  
3 build up to the property line in front, maintain the  
4 streetscape, so I think that will have to be argued  
5 about on the development on that corner lot where the  
6 gas station was, because they are trying to maintain a  
7 streetscape, which means building up to the property  
8 line in front. Whether that's right or wrong, I  
9 couldn't agree with it one way or the other.

10 MR. HARTMAN: I hear you, and it just  
11 frightens me, and if you can change that, please do.  
12 That's a horrible policy to follow.

13 COMMISSIONER BURROUGHS: Just if you didn't  
14 know that, that's the kind of policy.

15 MR. HARTMAN: The Hollace Brothers looks real  
16 nice. They did a nice job there.

17 COMMISSIONER BURROUGHS: We had to extend the  
18 building up to the street.

19 MR. HARTMAN: I think that's fine. It's just  
20 this corner in town is a different situation, so I'm  
21 leaving that thought with you to consider.

22 If we move on to the next two pictures,  
23 those are renderings of the Cook Street Plaza. As far  
24 as I know they are all the renderings that were printed

1 in the Barrington Courier, and the reason I'm showing  
2 you those is at your last meeting there was a discussion  
3 about the Cook Street Plaza and whether or not it would  
4 have awnings, and Commissioner McCauley was attuned to  
5 the fact that wasn't there supposed to be awnings.  
6 Well, the reason you had that impression was every  
7 rendering that I've seen it did have awnings, and  
8 awnings are a nice touch, and if you even go through old  
9 downtown Palatine there is quite a lot of awnings, and  
10 they are decorative. They look nice. They are quaint.  
11 They are charming, and you can put the name of the  
12 business on them nicely, and then you can stand under  
13 them if it rains, or snows, or the sun is shining, or  
14 whatever. They are functional as well, and so I just  
15 wanted to tell Ed that his memory was quite good as far  
16 as the awnings go, and it's up to the developer about  
17 putting awnings on, I guess, but it's easy to feel like  
18 you're expecting them to be there from the renderings  
19 that we have seen.

20 Another part of the discussion about the  
21 Cook Street Plaza was the garbage toters behind the  
22 building. I was at all the hearings on the Cook Street  
23 Plaza. There were clear and specific talks about taking  
24 all the refuse from the Hough Street buildings and

1 putting that down in the basement of the Cook Street  
2 Plaza. Now they make it sound like that was not really  
3 in the plans, it was optional or something. No, it was  
4 clearly talked about that they would go there, and I  
5 should think that would be a huge improvement. I don't  
6 know what is involved, but it sure would be a huge  
7 improvement to having those garbage toters just sitting  
8 out like they are, so if you have any influence over  
9 that with the Cook Street Plaza, I would encourage  
10 having them live up to the original plans there.

11                   My last subject then is the Stratford  
12 Townhomes. My property at 1200 South Hough Street is  
13 the lot, it's a 5 acre parcel, and it's just on the  
14 north side of the Cornell basin. The Cornell basin is  
15 those detention ponds that are directly across the  
16 street from Cornell Avenue, the road you take to the  
17 Post Office, and I had a lot to do with the development  
18 of the Cornell basin between about 1988 and 1993.

19                   Originally the Village of Barrington  
20 Hills sued Barrington because we were sending so much  
21 water through this little creek on my property that  
22 flooded Barrington Hills, flooded over Dundee Lane and  
23 perpetually made the road impassable. They sued  
24 Barrington to stop that, and that precipitated the



1 Southgate Drainage Project, which was a massive project  
2 to control the stormwater runoff.

3                   The next photo, this one here, this  
4 photo here shows some of the water that -- the water  
5 that goes into the Cornell basin comes from two sources.  
6 There is a Southgate drainage area, all the Motorwerks  
7 and all those buildings there, that's high land, and  
8 that water flows north, and it comes under Barrington  
9 Road into the Cornell basin, and so sometimes that water  
10 is oily because, well, there's acres of land covered  
11 with cars and stuff, and so you might expect a little of  
12 this in the runoff. That's just part of the reality.  
13 This was the creek that was on my property. It was  
14 subsequently filled in. The creek was filled in.

15                   The next picture, this one here, this  
16 also shows the same creek that was on my property.  
17 Again this creek was filled in. Where it seems to dead  
18 end there, where my paddock fence was there was this  
19 drainage pipe that went under the little bridge there.  
20 That creek flows all the way down to Keen Lake in  
21 Barrington Hills, but the water --

22                   COMMISSIONER BURROUGHS: It was filled in?

23                   MR. HARTMAN: Yeah. I'll explain that in a  
24 minute.

1                   This water here, the water also comes  
2 from the College Streets area. That water flows south  
3 and comes under Barrington Road into the Cornell basin,  
4 and even long ago there were several -- there are septic  
5 systems in the College Streets area, and some of the  
6 lots are like a half acre, and a lot of them are low  
7 land, and so a lot of those septic systems have failed,  
8 and it's sort of been well-known, and not that it's  
9 good, but sure, there's a lot of them that are working  
10 effectively, but there are some that aren't, and some of  
11 that water that would come under Barrington Road smelled  
12 like somebody just flushed their toilet, and it ran into  
13 this creek, and then the water would run into Keen Lake  
14 in Barrington Hills, and the people there would go there  
15 is something wrong with our lake, we can't swim in it,  
16 it's all polluted, there's something wrong with it.  
17 Well, it was the water that was going down there. Now  
18 when the Cornell basin was dug I sat down with Bill  
19 Braithwaite, who is a Village attorney, and Bob Hamilton  
20 of DeWalt, Hamilton, and we had a nice discussion about  
21 how the Cornell basin should work, and because of that  
22 the water that comes under Barrington Road now goes into  
23 this Cornell basin, and so it goes through there, and  
24 there's three ponds, one right next to the road, and

1 then it goes left, the one closer to the Montessori  
2 school, and then one that goes to the right and then  
3 finally comes back into the creek further back at the  
4 end of my property, so the water is filtered some.  
5 There is room for sediment and filtering, and the water  
6 comes out better than it comes into there, but the next  
7 picture shows, this one here, this shows the last pond  
8 of the Cornell basin, the third pond, and it shows that  
9 the pond is almost full, almost about to breach the  
10 berm, and in the picture after that it shows my little  
11 barn, and that water is about to come over that hill  
12 onto my property, so the point being that Cornell basin  
13 was just about full, and that was in the middle of  
14 March, and we had a pretty good rain, not like a record  
15 rain or hundred year rain, but the Cornell basin was  
16 filled up, and as more evidence if you look at the  
17 picture with the drain pipes in, the next one, there's  
18 two drain pipes in, and these come out of the third  
19 pond, the last pond of the Cornell basin. That's how  
20 the water normally comes out, but then if you look at  
21 the next picture, this is a little dam that's above  
22 those drain pipes. It must be 6 feet above it or so,  
23 okay, and, I mean, if the pond -- if the Cornell basin  
24 filled up and the pipe -- it couldn't drain out of the

1 pipe, it would flood over this dam, and the next picture  
2 indeed shows that the Cornell basin was full, and the  
3 water was just flooding over this, and it happened for  
4 at least two days in March, and so --

5 COMMISSIONER SCHLOSSBERG: This is current?  
6 This isn't a picture of -- this is now?

7 MR. HARTMAN: Yes, March. So what I'm trying  
8 to point out here is that this basin is full, and you  
9 have to consider if you do any more development that  
10 some consideration has to be given to where the water is  
11 going to go or you are just going to flood Barrington  
12 Hills again, and the Stratford Townhomes thing was just  
13 another development project that added water to this,  
14 and I went to the Village Board meeting where they had  
15 that, and the civil engineer for Stratford homes said  
16 well, that development would only add one-tenth of a  
17 cubic foot per second to the runoff, small like a garden  
18 hose or something, one-tenth of a cubic foot per second.  
19 Well, I did a little math on that. I couldn't explain  
20 it to the Village Board. I don't think they understand  
21 it. When you took an acre of land and you put seven  
22 townhomes on it with roofs and gutters and driveways and  
23 stuff there is going to be more water coming off of it,  
24 right, it's not going to soak in, but I don't think I

1 made the point. This one-tenth of a cubic foot per  
2 second -- a cubic foot is 1728 cubic inches, so it's  
3 1728 cubic inches, but it's only one-tenth of a cubic  
4 foot, and so that's 172 cubic inches per second. This  
5 will be easy when I get to the end. I don't want to  
6 throw you with the math. 172 cubic inches per second,  
7 so there's 60 seconds in a minute, so that's 10,000  
8 cubic inches in a minute, 60 minutes in an hour. That's  
9 600,000 cubic inches per hour, and if you add it per day  
10 it's 15 million cubic inches per day, so this  
11 development adds a lot of water to that. I mean, it's  
12 enough to make a big difference. You have to take those  
13 things into consideration, and if you fill this Cornell  
14 basin with little developments, like if Motorwerks wants  
15 to expand where they are, that may be in jeopardy  
16 because if they want to make a large paved lot over  
17 there there's got to be concern as to whether or not we  
18 can still handle the water down stream there.

19 COMMISSIONER BURROUGHS: Have you noticed  
20 that that has been sediment filled or something? Has it  
21 lost its capacity?

22 MR. HARTMAN: I don't know that. You can't  
23 hardly get to it through the thicket. I don't know if  
24 there's -- it seems to look nice when it's full of water

1 and stuff, but maybe it needs to be dredged or  
2 something. That's a good point.

3                   The one more picture at the end is this  
4 willow tree, and I express concern for this tree. This  
5 is about the biggest -- this is about the biggest most  
6 massive tree in there. It's a beautiful tree.

7                   CHAIRPERSON BUSH: It has a bad case of  
8 beavers.

9                   MR. HARTMAN: I showed the Village Board, but  
10 I couldn't get a lot of concern about it. I don't know  
11 if you can save the tree, but I thought maybe if you  
12 wrapped the base with steel or something maybe it was  
13 still salvageable, but if nothing is done it is going to  
14 fall down right by the drain of the pond, so I'll offer  
15 it to Paul to show it to anybody on the staff if they  
16 want to have a look at that tree. It's kind of sad.  
17 It's a very large tree.

18                   I'll wrap up here in a minute. I have  
19 talked about too much water and future development being  
20 in jeopardy. I'm also concerned about too little water.  
21 Last year we had this terrible drought, and I wrote down  
22 that in September we were nine inches below normal last  
23 year, and this year we've had pretty good rain luckily  
24 this spring, and it's been interesting to watch it. It

LAKE-COOK REPORTING  
(847) 415-2553

1 is like the earth is healing. It's soaking that water  
2 up. It just keeps soaking it up, but the Village last  
3 summer had to refurbish a couple of wells, and earlier  
4 this year they had to dig one 15 feet deeper. That  
5 costs money I know, because my well went dry myself, and  
6 I had to dig a deeper well. That's expensive, so we  
7 have to worry about our water supply, and I have this  
8 thing of being involved with the water and all that and  
9 BACOG, and the Illinois State Water Survey, this is a  
10 very big concern here, and I know the Village Board is  
11 concerned about it. There was an article in the paper  
12 about "Past data suggesting 22 Chicago area townships  
13 will experience water shortages in 15 years, and many  
14 more will be added to the list by 2025. Those familiar  
15 with this issue say water shortages are isolated now,  
16 but expected to intensify as continuing growth increases  
17 demand," and another article from the paper of June 6th,  
18 "Growth strains water supply. Warning signs pervade the  
19 suburbs. Housing developments grow where farm crops  
20 once did. Shopping malls, stores, and restaurants crop  
21 up along roadways. With them comes rising demand for  
22 water pumped into everything from morning showers to  
23 restaurant kitchens and summer gardens. Existing water  
24 supplies cannot support the demand that mounts with each

1 new housing development and each new mall," and in my  
2 Illinois Water Survey it says "International treaties  
3 and U.S. Supreme Court decrees restrict water diversion  
4 from the Great Lakes." This is about us. We can't get  
5 Lake Michigan water. "In essence the population and  
6 land development are increasing where Lake Michigan  
7 water is not available intensifying the need for careful  
8 planning to sustain ground water to meet future demand."  
9 So that the Village does not run out of water, and I  
10 only commend you people for doing your job on this, you  
11 know, it's my old philosophy of low density, controlled  
12 growth, open space. You know, try to limit the density  
13 and growth of development.

14                   The Stratford Townhomes thing really I'm  
15 sorry I wasn't here to debate that issue with you, but  
16 there was a premeeting in November, and I was invited  
17 and went to that, and the developer was there, and me  
18 and some neighbors signed our names and addresses and  
19 phone numbers, and he promised to invite us to the Plan  
20 Commission meeting, and so I didn't watch -- comforted  
21 that he was going to call me, I didn't watch the agenda,  
22 but he didn't call me, and mark down that developer's  
23 name. He didn't call me because he knew I would oppose  
24 his density and his development, and, I mean, when you



1 are so afraid of somebody speaking that you don't invite  
2 the neighbor, and I'm technically more than 250 feet  
3 away because I'm on the opposite end of the Cornell  
4 basin, but my picture window looks directly at this  
5 development, and when there is no leaves on the trees I  
6 directly see this thing, and it's one acre of land that  
7 was zoned for two houses, and it came with a development  
8 of seven townhomes. To me I'm going how could they  
9 possibly come from two to seven homes? This is what I  
10 would have said. Why is this developer coming with  
11 seven homes on one acre of land, and how could we  
12 consider that, and then my house, it's a pretty modest  
13 house. I have land value, but a humble house. It's a  
14 ranch house. I'll be darn if it's 15 feet high, but  
15 these houses are 41 feet high. The Cook Street Plaza I  
16 believe is 38 feet high, is that right, 38 feet? This  
17 is a townhouse, and it's 41 feet high. It's higher than  
18 the Cook Street Plaza, and I guess there's no elevators  
19 in the building. I don't know if you would want to live  
20 in a building that's 41 feet high. It's got to be all  
21 stairs this thing, so I hope he finds some buyers before  
22 he starts building, because a townhouse you think of an  
23 empty nester or something, but these things are just  
24 towering things, 41 feet on a residential lot, so I'm

1 telling you after the fact just so you know I didn't  
2 like that development, and I think the developer is  
3 shady. Not only did he not inform me, but he said  
4 somebody on the Village staff told him not to invite me,  
5 told him it wasn't his obligation to invite me to come,  
6 so I don't think we have to deal that way. You know, I  
7 don't know if I'm an abrasive guy, but this is something  
8 right next to me, and I would have appreciated to  
9 comment. I told the Village Board, I said, you know,  
10 "Before you vote on it send it back to the Plan  
11 Commission so I can go make my comment," but they didn't  
12 accommodate that.

13 CHAIRPERSON BUSH: But you did make your  
14 comments to the Village Board as well, did you not?

15 MR. HARTMAN: Yes, I did. They were very  
16 gracious in accepting my comments, but this Board is so  
17 much more influential. This is the place to make those  
18 comments. You would understand them better, believe me,  
19 and so I'm not happy with that development. It's too  
20 late to do anything about it, but I'm particularly not  
21 happy with that developer. He brought his lawyer to the  
22 Board meeting knowing that I was going to be there. I  
23 told him I was going to be there, and I told him, I said  
24 "You know, I have a lawyer, too, and my lawyer can kick

1 your lawyer's ass, and my lawyer would do it for free,"  
2 and so I tried to offend him. I don't have a case to  
3 sue him my lawyer advises me, but if I could offend him,  
4 and he would sue me, that would be fun. Anyway, all I'm  
5 saying is mark down this guy's name and consider when he  
6 comes before you in the future that he was a little  
7 dishonest with me, and I appreciate your indulgence with  
8 me this evening to give you my thoughts.

9 CHAIRPERSON BUSH: Would you like your  
10 exhibits back?

11 MR. HARTMAN: They are for you to take home  
12 and cherish. Thank you very much for your time.

13 CHAIRPERSON BUSH: Thank you. Okay. Ever so  
14 briefly, Planner's Report.

15 MR. EVANS: Did you want to approve minutes?

16 CHAIRPERSON BUSH: Yes, we do have minutes to  
17 approve.

18 MR. EVANS: I think this was with Cook Street  
19 and Hamilton and the Sunset Estates Plan.

20 CHAIRPERSON BUSH: Okay. So we need to  
21 approve the minutes of May 23rd.

22 COMMISSIONER SCHLOSSBERG: So moved.

23 CHAIRPERSON BUSH: Am I correct?

24 MR. EVANS: Correct.

LAKE-COOK REPORTING  
(847) 415-2553

1 CHAIRPERSON BUSH: We have a motion. Second?

2 COMMISSIONER EHRLE: Second.

3 CHAIRPERSON BUSH: All in favor?

4 (Whereupon there was a unanimous  
5 chorus of ayes)

6 CHAIRPERSON BUSH: Anybody opposed?

7 (No response)

8 CHAIRPERSON BUSH: Motion carries. We only  
9 have one set or two?

10 MR. EVANS: It's just one, one set of  
11 transcripts.

12 CHAIRPERSON BUSH: Now Planner's Report.

13 MR. EVANS: I will be ever so brief.

14 CHAIRPERSON BUSH: What do we have for the  
15 next meeting?

16 MR. EVANS: You will not have a meeting on  
17 July 11th. We did not get any cases that were  
18 submitted. I'm sorry. Take some time off, but July  
19 25th we are going to try to bring you 204, 206 West  
20 Station Street. It's currently zoned R6, and it should  
21 be zoned BR. We had a changeover from our GIS plan from  
22 our paper maps. When we did that we didn't draw the  
23 line right, so we are going back to correct that now,  
24 and one of the owners said no, you are R6. No, I'm BR,  
LAKE-COOK REPORTING  
(847) 415-2553

1 and finally we looked back through the records and found  
2 out in 2002 that it wasn't directly transferred.

3 COMMISSIONER SCHLOSSBERG: That doesn't  
4 account for any of the weirdness over on Cumnor?

5 MR. EVANS: No. This is on West Station.

6 COMMISSIONER SCHLOSSBERG: But the same --

7 MR. EVANS: On Cumnor, again, that was drawn  
8 to really show we want residential adjacent to --

9 CHAIRPERSON BUSH: I thought it was pretty  
10 clearly drawn.

11 COMMISSIONER SCHLOSSBERG: I'm just asking if  
12 it was just a quirky thing.

13 MR. EVANS: No, it's just drawn to represent  
14 residential buffer.

15 CHAIRPERSON BUSH: Do we have any issues for  
16 August?

17 MR. EVANS: Yes. I think in August we are  
18 most likely to have the -- we may have the annexation  
19 for 320 West Roslyn. It's a two-lot subdivision. We  
20 just tacked that today, and I think it's in decent  
21 shape, but we actually have to get some information from  
22 the Roslyn area.

23 CHAIRPERSON BUSH: Is that for the 8th or the  
24 second meeting?

1                   MR. EVANS: That would be I think for the  
2 8th. We have to work through whether they can get their  
3 information back in time, but if they can, we are  
4 looking at that in August, and then we also have several  
5 other text amendments. We have one, the Water Shed  
6 Development Ordinance, that's been out there that we  
7 need to -- when he adopt Lake County's new Stormwater  
8 Development Ordinance, and then there was initiation  
9 that just occurred, one other initiation out there, too,  
10 that we are just getting ready on. It slips my mind  
11 right now, but anyway those are some of the cases, but  
12 there isn't a big log right now, and, like I said, July  
13 11th --

14                   CHAIRPERSON BUSH: I can tell you now I will  
15 not be available on October 10th, sort of fair warning  
16 about that.

17                   MR. EVANS: Okay.

18                   CHAIRPERSON BUSH: Anybody else have any  
19 questions or comments, or I would certainly entertain a  
20 motion to adjourn.

21                   COMMISSIONER BURROUGHS: So moved.

22                   COMMISSIONER EHRLE: Second.

23                   CHAIRPERSON BUSH: All in favor?

24                               (Whereupon there was a unanimous  
LAKE-COOK REPORTING  
(847) 415-2553

1 chorus of ayes)

2 CHAIRPERSON BUSH: We are adjourned.

3 (Which were all the proceedings had)

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

1 STATE OF ILLINOIS    ]  
                                  ]   SS:  
2 COUNTY OF L A K E    ]

3               I, Lauri Carpentier, a Certified  
4 Shorthand Reporter doing business in the County of  
5 Lake, State of Illinois, do hereby certify that I  
6 reported in shorthand the proceedings of said  
7 hearing as appears from my stenographic notes so  
8 taken and transcribed under my direction.

9               IN WITNESS WHEREOF, I have hereunto set  
10 my hand and affixed my seal of office this 7th day of  
11 July, A.D. 2006.

12

13

14

15

---

Registered Professional Reporter  
Illinois CSR License 084-002749

16

17

18

19

20

21

22

23

24

LAKE-COOK REPORTING  
(847) 415-2553



